

MAKAHA VALLEY PLANTATION

Minutes of the Regular Board Meeting

Date: March 21, 1989.

Place: Pikai Room, Sheraton Makaha Resort

Present: President Charles Houtchens, Vice-President Charles Loomis, Secretary Blythe Thomas, Treasurer Loretta McDaniel and Director Tom Youngblood.

By Invitation: John Ramsey, Hawaiiana Management; Walter Savedra, Resident Manager; Betty Thomas, 181A; Irene Houtchens, 47A; Aldene Dougherty, 184B; Sandy Grant, 192A; Mrs. F. H. Smith, 34A; Gregory Smith, (Guest); M/M R. Duquette, 81C; Marion Ciepley, (Guest); M/M Cliff Weber, 163A; Richard N. Bail, Jr., 112A; Dave Reynolds, 193A; Jan McClure, 99C; M/M Charles P. Grahl, 123C; M/M G. W. Ford, 160A; John McEachern, 192C; M/M R. Houser, 29; M/M James Johnson, 159B & 21C; Ruth G. Swinney, 118A.

Call to Order

Having a quorum present, President Houtchens called the meeting to order at 7:00 PM.

Minutes

The Minutes of the February 25th regular meeting and the Annual Meeting of February 25th were approved on motion by Mr. Loomis and seconded by Mr. Youngblood without objection.

Correspondence

1. Widlacki to Melchin - re leaks 74A - to Unfinished Business
2. Melchin - re leaks 74A and 57B - to Unfinished Business
3. Grant - re leaks 192A - to Unfinished Business
4. Ozaki - re leaks 105B - to Unfinished Business
5. Weber 163A - offer from Mrs. Weber to act as Asst. Secy. - will hold and use when decide to have assistants.
6. Yeomans - 21C & 159B - request for monthly copies of Minutes and Financial Statements - to be handled by Hawaiiana
7. DNEN&N - Status Report - hold
8. Hawaiian Tel & Long Distance/USA - choice of Long Distance carrier for pay telephones - advised board that we had been in touch with Long Distance/USA and they will pay us 15% on all long distance calls without contract - will check further with other carriers when the ballot comes in.
9. Pendleton 190A - recommendations for improvements to be considered
10. Problems 665 area - to be checked by Resident Manager
11. Hall to Swinney - re vacation rental - erroneous information
12. Hawaii Visitors Bureau - survey - to be worked on with rental agents.
13. Paterson - 69C - recommendations re parking stalls

Officers Reports

Treasurer Loretta McDaniel reported as follows:

Revenue for February 1989	\$102,192.65
Disbursements for February 1989	71,658.21
Surplus for February 1989	30,534.44

Revenue Year-to-Date	\$204,214.09
Disbursements Year-to-Date	243,876.86
Deficit Year-to-Date	39,662.72

Paid to date on Painting contract \$233,154.31
 Remainder to be paid in three equal installments on the 15th of each month April/May/June, without finance charges.

Delinquencies are down \$3.00 from last month.
 Report accepted without objection.

Property Manager's Report

Mr. Ramsey reports Reserve Account at end of February stood at \$176,724.70 minus the payment to paint contractor of something over \$84,000, leaving a balance of over \$90,000. He advised we could pay off the contract at the end of March, but this would leave us a reserve of only \$15,000 and it was decided to make the 3 monthly payments instead.

Mr. Ramsey reported still having problems with insurance - Workmen's Compensation now up something over \$6,000. Jardine, Emett & Chandler will have Loss Prevention Engineer from Great American Insurance on-site on March 28 to go over problems with Board Members and Resident Manager. Mr. Ramsey advises insurance increases due to too many employees having accidents - Makaha Valley Plantation is rated at 132%, which was brought down to 117% by making a payment of \$15,175.00. Next year we will be based on 117%. However, the best way to bring down the percentage is to have employees more aware of safety. Mr. Vincent of Jardine, Emett & Chandler will give safety seminars on request.

Resident Manager's Report

Resident Manager Savedra advises that he has had reports of 84 lanai leaks, 44 of which have now been repaired, with balance of leaks expected to be repaired within the next month. Six lamp posts have been repaired or replaced. Parts for the Family Pool Jaccuzzi arrived and placed in operation on March 21st. Two additional temporary maintenance men hired to assist with lanai leaks.

Unfinished Business

1. Parking Stalls - A long discussion took place regarding "Guest" parking stalls, and that our attorney had given an opinion that no action was necessary by the owners to permit parking on Ala Mahiku Drive between the back gate (one side only) and the 664 area. Dave

Reynolds, 193A, stated opposition in that he felt that Ala Mahiku Drive was a roadway and not a parking area, and that emergency vehicles would not be able to pass. President Houtchens read the letter from our attorneys, in which they quoted Section 514A-13 d 2, which specifically gives Associations the authority to use any common elements which are not being used for its original intended purpose. Further discussion was tabled to the next meeting, with a further study to be made regarding number of stalls available.

2. Pool Furniture - Jim Johnson reported he had received further quotes on pool furniture - Secretary Thomas stated he would make copies of the new quotes and give them to the Board before the next meeting. Tabled to next meeting.

3. Decal Discussion - Secretary Thomas read the letter from Cliff and Maggi Weber dated March 1987. Further discussion took place, with Mr. Weber stating that the letter from the Attorney did not arbitrarily say that we could not charge a fee, but that if we did charge a fee it must not be profit-making. Mrs. McDaniel suggested we might not only charge a decal fee but that we might also charge a \$5.00 deposit fee which would be returned when the decal was removed from the car. She also reported that Makaha Valley Towers does both of these, and that the charges are considerably higher than those we proposed. Mrs. McDaniel made a motion that we charge \$5.00 to cover the cost of the decal, assuming that that is a reasonable figure, and a \$5.00 deposit which would be returnable when the decal is removed from the car, effective date as soon as possible. Further discussion followed. Clarification was stated that owners will be required to pay the deposit only and none of these will be retroactive. This was seconded by Director Youngblood. Amended motion made by Mrs. McDaniel and Seconded by Mr. Youngblood that a \$5.00 fee be charged for the registration and decal and that a \$5.00 deposit be charged, effective date as soon as possible, owners to be exempt. Further discussion followed. A suggestion was made that someone contact the Towers and find out how they do their decal charges. Motion tabled pending further study.

Structural Leaks. - Covered by Resident Manager Savedra in his report.

Smoke Alarms - Inventory shows 100 units on hand - Resident Manager Savedra says many on order and will be installed as soon as staff is available.

Painting Contract - President Houtchens advises two walk-throughs have been made, but that it is highly likely that some trouble spots were missed. He asked residents to advise the Board or Front Office of any known trouble spots.

Robinson - 73C - This was covered under Structural Leaks.

New Business

Condition of Pools - There is some flaking and missing rails, along with loose rails. There is a missing rail at the Family Pool and Resident Manager Savedra reported that it had been missing for several years. Tabled to next meeting pending further investigation.

Change of Reserves to Banks - Mrs. McDaniel recommended changing our reserves from Savings and Loan Associations to Banks. Mr. Ramsey was asked for his suggestions - he stated that he found little difference, except that banks presently appeared to be giving higher interest rates. Made by Secretary Thomas and Seconded by Director Youngblood that the Treasurer check into moving our reserves (when we have some) to a bank and report at the next meeting. All in favor.

Motorcycles in Parking Lot - As most of these motorcycles in the Front Office parking lot are expired and apparently abandoned, a notice was posted advising owners that they had 20 days to claim and register these properly. Our attorneys are checking to see how legal it is to remove these vehicles. This was tabled until advice received from our attorneys.

New Committees - President Houtchens requested permission to appoint Cliff Weber as Chairman of the Research Committee. He reported that Cliff had done a commendable job on several contracts and suggested that we use his expertise, and give him permission to use other persons as required. Mr. Weber accepted and the complete Board gave its approval. Pres. Houtchens also requested permission to appoint Henry McDaniel as Security Chairman, noting that Mr. McDaniel spent many years in Security with the Marine Corps. He has also employed as a Security Officer at Makaha Valley Towers and the Sheraton Makaha Resort. Complete approval was given by the Board. President Houtchens asked for volunteers for the Grounds Committee and the Grievance Committee. Jim Johnson volunteered as chairman of the Grievance Committee with permission to get whomever he needed as his assistants. There were no volunteers for Chairman of Grounds Committee. Mrs. Yeomans-Johnson noted that particularly with the new anti-discrimination law, we should have our bylaws amended. The Board agreed and asked Mrs. Yeomans-Johnson if she would accept the chairmanship and work with the attorneys to get these set up - Board approved..

Enterphone Service - Staff has been having trouble with the service - Secretary Thomas reported that he had spoken to the serviceman a few weeks back and that he reported that the Enterphone was outdated and that he was having trouble getting parts and felt we should talk to the Marketing people. Mr. Johnson suggested we should probably get this in writing. He also suggested if our contract was about up, we might try some of the other companies before getting into further contracts with the telephone company. Mr. Weber was asked to check

the contract and find out when it was completed. Secretary Thomas also suggested we consider a service which would serve all units and not just those equipped with telephones. The Board then asked Mr. Thomas and Mr. Weber to look into this.

Recommendations from Security Staff - Secretary Thomas read a note which was given to the Board by security personnel after they had been requested to make recommendations. These will be taken into consideration by the Security Chairman.

Letter to Residents - Secretary Thomas read a letter prepared to be given to all residents. This letter states that the Board intends to enforce all bylaws and rules, and asks for their cooperation in making Makana Valley Plantation a better place in which to live. The Board agreed that this should be distributed to all residents.

Due to the lateness of the hour, the last three items on the Agenda were tabled to the next meeting.

The Board then adjourned to Executive Session to discuss Personnel Matters and On-Going Litigation.

The meeting adjourned at 10:28 PM.

Respectfully submitted,

A handwritten signature in cursive script that reads "W. Blythe Thomas". The signature is written in dark ink and is positioned above the typed name.

W. Blythe Thomas,
Secretary.